

Town of Mansfield  
**CONSERVATION COMMISSION**  
Meeting of 16 December 2015  
Conference B, Audrey P. Beck Building  
**MINUTES**

*Members present:* Aline Booth (Alt.), Neil Facchinetti, Quentin Kessel, Scott Lehmann, Grant Meitzler, John Silander, Michael Soares. *Members absent:* Joan Buck (Alt.), Robert Dahn.  
*Others present:* Jennifer Kaufman (Wetlands Agent).

1. The meeting was **called to order** at 7:36p by Chair Quentin Kessel. In Dahn's absence, Booth was appointed a voting member for this meeting.

2. The **draft minutes** of the 18 November 2015 meeting were approved, with the correction that tense in the final sentence of item 7 (Storrs Center update) be changed from "is now under construction" to "has been constructed".

**3. IWA referrals.**

- a. **W1557 (Niarhakos, 101 East Rd)** was again tabled, as the applicant has not had time to respond to the latest comments from CME. The Commission should be prepared to discuss this application at its 20 January 2016 meeting and to submit any comments it may have within a week.
- b. **W1559 (Storrs Lodges, LLC, Hunting Lodge Rd parcel 15.21.3).** This application, referred to the Commission FYI only, concerns the parcel for which the Ponde Place development was proposed in 2009. This proposal was withdrawn when UConn would not agree to supply water to the development. As a prelude to resurrecting it, the applicant is requesting that the Town's wetland and watercourses map be amended to reflect a field survey of wetlands on the parcel by George Logan (REMA Ecological Services). According to Logan, there are 6.68 acres of wetland on the 45-acre parcel, whereas the Town's map shows 15.29 acres. The Town has engaged Thomas Pietras (Pietras Environmental Group) to review Logan's work. A public hearing on the application is scheduled for 01 February 2016.
- c. **W1560 (Slowik, 895 Mansfield City Rd).** The applicant proposes to split off a 6-acre portion of his 12-acre parcel on Mansfield City Rd as a new building lot. The land, viewed by Lehmann on an IWA Field Trip earlier on 12/16, is essentially level to the proposed house site, where it then slopes to the SW. A wetland in a shallow depression blocks access to the house site, save for a narrow strip along the NW boundary of the parcel, where the driveway would be 20 ft from the wetland at its closest point. The house & septic system (resp.) would be at least 100 ft & 140 ft (resp.) from the wetland. After some discussion the Commission agreed (**motion: Lehmann, Soares**) that a significant wetlands impact does not appear likely but that, if possible, the driveway should be moved closer to the boundary & farther from the wetland. All were in favor save Booth, who abstained, observing that virtually all the development would be in the regulated area.

**4. Conservation easement monitoring.** The Ellise Rd property owners have been notified; Kessel & Facchinetti will monitor these easements at 10:00a, Saturday, 12/19, and others are welcome to join them. Silander plans to monitor easements in the Shelter Falls Development from Town land across the brook in January; Kaufman should notify property owners about this in advance.

**5. Mirror Lake watershed study.** Silander mentioned that a limnologist at UConn has been studying Mirror Lake and its watershed, and suggested inviting her to make a presentation to the

Commission. The Commission agreed that this would be of considerable interest, and asked Silander to see if she'd be willing to do it.

**6. Adjourned** at 8:42p. Next meeting: 7:30p, Wednesday, 20 January 2016.

Scott Lehmann, Secretary, 17 December 2015; approved 20 January 2016.